

The following pages are public comments about the Crystal Spring Forest Conservation Plan submittal #3 (submitted 12/31/14). These comments were received between 1/24/15 and 1/30/15 at noon.

Where a duplicate message was received it is so noted.



Unknown ForestConservationAct &lt;forestconservationact@annapolis.gov&gt;

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**Jan. 30th Public Comment**

1 message

**Valerie Constantine** <Valrees@verizon.net>

Sat, Jan 24, 2015 at 3:00 PM

To: ForestConservationAct@annapolis.gov, mayor@annapolis.gov, mbroadbent@annapolis.gov, PlanZone@annapolis.gov, mikepantelides@gmail.com

Dear Mayor, Ms. Broadbent, Members of the Planning Commission,

We the citizens of greater Annapolis implore you to reject the latest Forest Conservation Plan (FCP) submitted December 31st, 2014 for the Crystal Spring development. This latest version is marginally different from the previous version submitted on June 25, 2014. It still will cut down over 43 acres of Priority Forest, a negligible difference from the previous version. We would like to point out that this is still more than half of all the forest on the 111-acre Crystal Spring parcel. Cutting this much forest will lead to habitat fragmentation and increased biological invasion by plants such as Japanese Barberry, Japanese Honeysuckle, Eurasian Bittersweet, Kudzu, Porcelain Berry, and many others. In addition, it will remove from the city a major carbon sink contained in the soils, wood fiber, and in the canopy.

Cutting this much Priority Forest violates that Forest Conservation Act because the developers have not done all that they can to protect the contiguous forest area nor have they demonstrated that the plan cannot be reasonably altered to reduce forest impacts by another 50-75%. This further demonstrates how the development is the wrong size and the wrong type for such an ecologically significant area as Crystal Spring Farm.

On January 4, 2015, an American Woodcock (*Scolopax minor*) was documented on the Crystal Spring property by a staffer from the Cornell Laboratory of Ornithology during the Anne Arundel Bird Club's annual Christmas Bird Count. This is the first record of this species at Crystal Spring in many years. Crystal Spring is the last known habitat on the Annapolis Peninsula for the Woodcock, which require extensive areas of open fields and short second-growth for cover and for their elaborate mating display. If CSF is allowed to be developed with such an extensive project, this species will be wiped out from Annapolis forever.

As we have previously stated, we firmly believe the developers' wetland delineation is deficient, underestimated the amount of wetlands on the property by up to 50%. As a result, according to independent analysis, wetland impacts would potentially exceed thresholds under the Maryland General Permit. As a result, direct non-tidal wetland impacts will still be up to 1.2 acres, a level that exceeds thresholds under the Maryland General Permit (GP).

We ask that DNEP and the Planning Commission reject this FCP because it lacks proper mitigation for the aforementioned impacts.

Mayor Pantelides, once again we will remind you that you campaigned vigorously to stop the project, not to make it slightly smaller. Please stand by your word that you will stop this project.

The developers would have you believe that the City has no authority to stop the project, but the facts are clear. The project would not comply with The Clean Water Act or the Maryland Forest Conservation Act, and as a result the City has the authority and the duty to require serious changes, not incremental ones, in order to come into compliance. It is in the best interest of all Annapolis and Anne Arundel County citizens for you to do this.

--

Valerie Constantine  
Valrees@verizon.net



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## Crystal Spring Project

1 message

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Patricia Fiedler <fiedhp@aol.com>

Sat, Jan 24, 2015 at 4:06 PM

To: "ForestConservationAct@annapolis.gov" <ForestConservationAct@annapolis.gov>

I am adamantly opposed to the massive development of the Crystal Spring property -- Annapolis has gotten too developed and Forest Dr. can't handle any more traffic. I'd like to preserve what quality of life is still left here -- it's diminishing quickly..... Pat Fiedler, 1503 Hunting Wood Rd., Annapolis, MD 21403



Unknown ForestConservationAct &lt;forestconservationact@annapolis.gov&gt;

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**Re: Crystal Spring**

3 messages

**Maria Broadbent** <mbroadbent@annapolis.gov>

Thu, Jan 22, 2015 at 5:02 PM

To: Gerald Winegrad &lt;gwwabc@comcast.net&gt;

Cc: Frank Biba &lt;fjb@annapolis.gov&gt;, ForestConservationAct &lt;forestconservationact@annapolis.gov&gt;

Gerald, thank you for your email. We look forward to receiving your public comments.

Maria

Maria T. Broadbent  
Director  
City of Annapolis  
Dept. of Neighborhood & Environmental Programs  
145 Gorman St.  
Annapolis, MD 21401  
410-260-2200

On Thu, Jan 22, 2015 at 4:44 PM, Gerald Winegrad <gwwabc@comcast.net> wrote:

Maria and Frank,

As I work with others to complete review of the documents filed by the developer in their December 31 filings of a FCP, I found it necessary to send you a note regarding the process of public comment in light of your comments at the Environmental Matters Committee hearing last Thursday.

Due to no fault of your own, we citizens were shut out of the process during such an official City Council sponsored hearing where we cannot raise our concern over the significant failure to make the necessary changes requested by DNEP and P & Z and the failure of the changes to meet FCA requirements. Comment from the public was excluded on such a controversial pending regulatory matter.

Then, we are left to confront *The Capital* front page headline on this hearing: **City: Crystal Spring plan meets criteria** with the story beginning that the development meets all state technical requirements according to City staff. The developer could not have paid their PR firm enough money to get such a press story and headline on the front page signaling to the public that the developers are in the clear on the FCP.

The most glaring problem leading to such a misunderstanding which was not limited to *The Capital* was when both of you spent most of your time essentially reiterating what the developer has said in their filings and in their PR: they have met or exceeded the minimum standards under the FCA for keeping forest cover under the technical conditions for net forest tract, zoning, and reforestation/afforestation. This led to the false headline and the lead of the story that City staff said that the plan meets requirements for retaining forest. Neither of you went into any detail of the separate and more important and critical issue for Crystal Spring's forests: the much more restrictive requirements for PRIORITY

forest. All 82 acres of forest at Crystal Spring are designated as priority forest. The developer's own FCP notes that: "76 acres of the 82 acres of Priority Forest on site is a mature, mixed hardwood forest with numerous large trees estimated to be between 80 to 100 years old scattered throughout the site."

Such large, contiguous, mature forests are rare in Annapolis and have extremely high ecological value for water quality, air quality, wildlife habitat, and the protection of groundwater, wetlands, steep slopes, and erodible soils. Under state and City law these priority forests are afforded much more protection than other forest and the thresholds you mentioned to the Committee and the public. Left out of this discussion was whether the stringent statutory requirements were anywhere close to meeting the legal requirement that such priority forest shall be **left in an undisturbed condition unless the applicant has demonstrated, to the satisfaction of the City that reasonable efforts have been made to protect them and the plan cannot reasonably be altered.** It was as if this provision did not exist except for Frank obliquely mentioning something later about consideration of priority areas for retention. Yes, any FCP must meet the thresholds and other criteria that are less strict than for priority forests. But at Crystal Spring they must meet both and this was never really discussed, except as an aside by Frank.

Why would this critically important issue be left out of the testimony? After hearing City staff, so convinced was Alderman Arnett of the good job the the developers did with their FCP that he asked the leading question of the you: "Would it be unfair to say that under the FCA the developers have scrupulously adhered to the requirements—they are doing what they are allowed to do?"

What Maria said in response was wisely constructed from a regulator: DNEP has not made such a determination yet and needs to take the time to give this a thorough review. Thank you:

In addition, you both never touched in detail on the protection of trees of significance (those more than 24" DBH). You did raise this contentious issue a bit but never spoke to the controversy with the developers. The developer's FCP would clear 18 trees of greater than 30" DBH and 99 of 24" DBH but challenges the protection the City demands for the 99 trees and states that the law and the need for variances where undue hardship must be established does not apply to these 24" to 30" trees. The City contends all trees over 24" DBH are subject to gaining a variance. The necessity for the developers establishing undue hardship for necessary variances was not mentioned. Not raising the issues of priority forest protection and the fact that the new plan would take down 117 trees of significance for which the developers have not met the variance requirements or obtained variances seemed to me to add to the false conclusions of the newspaper and at least one alderman.

Also absent from the discussion were the admonitions from the Mayor and City planners to move all development north of the stream, which the developer defied and still would develop 73 apartments/houses and a club house at the southern end, destroying more than 2.5 acres of priority forest and leaving much less area to reforest.

It seemed like the key points you wanted to make were the FCP meeting the technical requirements, as mentioned above, and that since the outrageously destructive and massive first plan for the development, the plan has been downsized. Of course the

developers shot for the moon initially and their latest plan still included destruction of 43.24 acres of priority forest, more than half of the forest, despite pledges by the developers and owners to not destroy more than one-half of the forest. But there were no questions on why the the developers in filing the new pan refused to eliminate any of the 475 new apartments and single family homes from the previously filed plan nor any of the commercial/retail development in the new plan. This was despite repeated comments by the City to conserve and replant more forest and despite claims of shrinking the footprint. Indeed, the priority forest clearing would be reduced by only 0.78 acres, from 44.24 acres to 43.46 acres destroyed in the latest filing.

When the City Comprehensive Plan came up, you chose to pass on this issue and say it's up to P & Z. Does it make any sense for DNEP to work on approval of a FCP that grossly violates the Comp Plan? That Comp Plan, adopted after many months of work and citizen input in 2009, calls for no more than 139/140 housing units to be built at the site, not the 475 as planned. The Comp Plan is clear on this and housing units mean housing units—single-family homes, duplexes, apartments, townhouses, or condos, all with individual units, kitchens, bathrooms, and separate addresses. We have raised this issue repeatedly with you, the Mayors, DNEP, P & Z, and other City officials.

I know you were limited in time, but I was very disappointed about how the hearing transpired.

I can only hope in a democracy our public comments will be taken seriously in making your decisions on this major development and that the comments we file after much review and work and consensus building will help inform the decision-making process. This cannot occur if you and other staff have already made decisions on the December 31 filing. I also am hoping that you are receptive to have the public so engaged (enraged is a better word) over this project. Transparency and public input should lead to better outcomes and projects that meet all laws and regulations regardless of the size of the project and the wealth and political influence of the applicants.

We will be filing our comments before the January 30 deadline.

Thanks for reading this and for your efforts.

Gerald

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Maria Broadbent <[mbroadbent@annapolis.gov](mailto:mbroadbent@annapolis.gov)>  
To: ForestConservationAct <[forestconservationact@annapolis.gov](mailto:forestconservationact@annapolis.gov)>

Thu, Jan 22, 2015 at 5:02 PM

Maria T. Broadbent  
Director  
City of Annapolis

1/29/2015

Annapolis.gov Mail - Re: Crystal Spring

Dept. of Neighborhood & Environmental Programs  
145 Gorman St.  
Annapolis, MD 21401  
410-260-2200

[Quoted text hidden]

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**Maria Broadbent** <mbroadbent@annapolis.gov>  
To: ForestConservationAct <forestconservationact@annapolis.gov>

Mon, Jan 26, 2015 at 9:49 AM

[Quoted text hidden]



Unknown ForestConservationAct &lt;forestconservationact@annapolis.gov&gt;

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**Save The Forest**

1 message

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**Jim Jurena** <jimjurena@gmail.com>  
To: ForestConservationAct@annapolis.gov

Mon, Jan 26, 2015 at 10:39 AM

Despite incremental changes, the Crystal Spring project would still be nearly three times the size of the Annapolis Towne Centre. It will still destroy over 43 acres of forest and 1.2 acres of non-tidal wetlands. The environmental impacts from this development would create more pollution for the South River and the Chesapeake Bay, in addition to the increased traffic, school overcrowding, and other unacceptable effects.





Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## Absolutely OPPOSED to Crystal Spring!

1 message

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**Mike Paredes** <mike.paredes@gmail.com>  
To: ForestConservationAct@annapolis.gov

Mon, Jan 26, 2015 at 12:18 PM

Dear Annapolis lawmakers and interested parties,

I am 100% opposed to the Crystal Spring development. I moved to Annapolis for the natural beauty of the water and nature, not for giant developments that don't respect our primary forest and add to pollution, traffic and school overcrowding.

I am especially appalled at the developers' incremental changes which appear to be "throwing a bone" and show no real good-faith effort to address the environmental devastation these plans would bring.

THis kind of development, if it comes to fruition, would make me seriously consider moving out of Annapolis.

Sincerely,

Michael Paredes  
232 Severn Drive  
Annapolis, MD  
21401



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## Crystal Springs

1 message

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**Greg Shea** <gregs@plastic-resources.com>  
To: ForestConservationAct@annapolis.gov

Mon, Jan 26, 2015 at 12:38 PM

First fix the traffic and quality of life issues all of which Crystal Spring will affect negatively in a big way. That is why we have government.

greg shea  
119 Chesapeake  
Annapolis



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## Crystal Spring

1 message

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**Emilie Pavilon** <epavilon@gmail.com>  
To: ForestConservationAct@annapolis.gov

Mon, Jan 26, 2015 at 12:47 PM

Dear Mayor Pantelides:

I am writing to state my staunch opposition to the latest Crystal Spring development plan which takes down 44 acres of forest and ignores many more elements of the Forest Conservation Act.

I am strongly urging the city of Annapolis to reject the current plan and insist that the project be greatly reduced in scope and brought fully into compliance with the Forest Conservation Act.

Sincerely,

Emilie Pavilon  
Concerned Annapolis Resident



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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**NO!**

1 message

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**Pat** <bahamamama.edmunds4@gmail.com>

Mon, Jan 26, 2015 at 1:05 PM

To: "ForestConservationAct@annapolis.gov" <ForestConservationAct@annapolis.gov>

Please add my voice to the other "voices of reason" that are voting no to the Crystal Springs development as it is. It could be acceptable if it was reduced by 50 percent and did not impact the forrest. Even that would make travel on Forest Dr. Impossible for us in the "neck" . Thank you for all the work you are doing on our behalf.  
Mary Patricia Edmunds...King James Landing Rd.

Sent from my iPad



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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**PLEASE SAY NO TO CRYSTAL SPRING DEVELOPMENT/ Thank you-jeri**

1 message

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jeri Singleton <jerisingleton@gmail.com>

Mon, Jan 26, 2015 at 1:34 PM

To: "ForestConservationAct@annapolis.gov" <ForestConservationAct@annapolis.gov>

Sent from my iPad



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## No to Forest Drive Development

1 message

Jill Bigden <jbigden@comcast.net>

Mon, Jan 26, 2015 at 1:51 PM

To: "ForestConservationAct@annapolis.gov" <ForestConservationAct@annapolis.gov>

Please do the right thing and do not allow this plan to go forward. The traffic onto Annapolis Neck via Aris T Allen Blvd and Forest Drive is already a nightmare and is the main route out for residents in the event of an emergency.

Please do not make it worse with more high-density development.

Thank you.

Jill Bigden  
Resident of Eastport

Sent from my iPad



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## Personal comment on the Crystal Spring Project

1 message

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**Bernie Klein** <klein.bernie@gmail.com>  
To: ForestConservationAct@annapolis.gov

Mon, Jan 26, 2015 at 1:54 PM

A new development of this size is clearly a bad idea. If we are ever going to have a chance of cleaning up the Chesapeake Bay, it has to start some time and that should be NOW. This development just gets the developer's foot in the door. Do not allow this to happen, regardless of what they promise.

-Bernie Klein



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## Opposed

1 message

Katatsky, Marilynn <Marilynn.Katatsky@morganstanley.com>

Mon, Jan 26, 2015 at 2:07 PM

To: "ForestConservationAct@annapolis.gov" <ForestConservationAct@annapolis.gov>

I am opposed to the development proposal as currently configured. They need to **PRESERVE** a lot more of the forest!!!

We do not need another shopping center or more townhouses!!!

We **MUST** save the specimen trees and make sure the project is moved North of the stream.

It will impact our air and water quality as well as our total quality of life. Thanks

**Marilynn Katatsky**

**1524 Gordon Cove Dr**

**Annapolis 21403**

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Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## Opposed to crystal springs

1 message

Debra Rysdyk <drysdyk@verizon.net>

Mon, Jan 26, 2015 at 2:16 PM

To: "ForestConservationAct@annapolis.gov" <ForestConservationAct@annapolis.gov>

I have lived on Thomas Point road since 2001. In that time I have spent hours upon hours sitting in traffic on forest drive. Any accident only makes the commute that much unbearable. The overdevelopment has not only caused overcrowding of roadways but had hastened the pollution and unhealth of the Chesapeake Bay.

I go on record to oppose the development of crystal springs. This is wrong on so many levels. Please listen to the residents of this peninsula and stop this madness.

Sincerely,

Debra Rysdyk

Sent from my iPhone



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## Crystal Springs

1 message

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**Brenda Vlier** <bsvlier@gmail.com>

Mon, Jan 26, 2015 at 2:50 PM

To: ForestConservationAct@annapolis.gov

No development should be approved until traffic studies are completed. I live in Mariners Point and will be greatly effected by adverse traffic conditions on Forest Drive and Bay Ridge Road.  
In addition, forest conservation guidelines were written for all developers...not those that can file lawsuits and think they are above the law!

Brenda Vlier  
974 Yachtsman Way  
Annapolis, MD 21403



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## Vote No on Crystal Spring

1 message

Heather <hetzeck@yahoo.com>

Mon, Jan 26, 2015 at 3:04 PM

Reply-To: Heather <hetzeck@yahoo.com>

To: "ForestConservationAct@annapolis.gov" <ForestConservationAct@annapolis.gov>

Crystal Spring Farm is the last extensive undisturbed forest in the entire city of Annapolis. Once we've developed it, we can never get it back. It's time to say NO to the development plan. Please reject the plan before it's too late.

Sincerely,

Heather Nye

2840 Carrollton Rd.

Annapolis, MD 21403



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## Crystal Spring

1 message

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sharonmcelfish@aol.com <sharonmcelfish@aol.com>  
To: ForestConservationAct@annapolis.gov

Mon, Jan 26, 2015 at 3:08 PM

Greed, Greed, Greed



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## Crystal Springs

1 message

Florence Calvert <FMC@florencecalvert.com>

Mon, Jan 26, 2015 at 3:34 PM

To: "ForestConservationAct@annapolis.gov" <ForestConservationAct@annapolis.gov>

Hello,

After reading Mr. Gregory's fine column on the latest proposal for the project, it is amazing to me that the developers keep chipping away at the forest which we need to preserve – and call it compliance. Project should be scaled WAY BACK in my estimation.

Thank you,

Florence Calvert

**Florence M. Calvert**

**443-995-6625**

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Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## Crystal Spring

1 message

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Comenetz, Michael <Michael.Comenetz@sjc.edu>

Mon, Jan 26, 2015 at 3:35 PM

To: "ForestConservationAct@annapolis.gov" <ForestConservationAct@annapolis.gov>

To whoever collects these comments:

No, we don't want the monstrous Crystal Spring development, hugely destructive of forest, generating enormous traffic, and in blatant violation of the Comprehensive Plan.

Michael Comenetz



Unknown ForestConservationAct &lt;forestconservationact@annapolis.gov&gt;

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**Crystal Springs**

1 message

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**Jack Roadhouse** <idaroad43@comcast.net>  
To: ForestConservationAct@annapolis.gov

Mon, Jan 26, 2015 at 3:43 PM

I would like to forward several comments related to my opposition to the Crystal Springs Plan:

1. Even though the primary issue here is the Forest Conservation Plan, my basic concern over the project is that the City is reviewing this and other potential projects on individual merits instead of looking at the overall impact of all the proposed projects on the Forest Drive Corridor. A study should review all these projects together and determine which, if any, should go forward and not allow this piece meal approach to continue.
2. Second part of this is that I am frustrated that the City of Annapolis has responsibility for this decision. The Corridor impacts are mostly felt on County Residents living along and beyond Forest Drive and thus it would seem that the decision on the appropriateness of this or any of the other projects along the Corridor should be decided not by the City of Annapolis but at least in coordination and cooperation with Anne Arundel County.
3. With respect to the Forest Conservation Plan, it is my understanding that the project has a number of acres of primary forest that will be destroyed. If there was a need that justifies removal of the primary forest, I might have some sympathy with the owner to do something on this site. However replacing this forest with a development that is not needed and which will have a negative impact on other established commercial areas like downtown Annapolis and Parole is not justifiable. Construction of homes and apartments on this site will have a negative impact on an already overloaded Forest Drive and is another reason in my mind of not approving this project in the scale in which it is presently proposed.

Thanks for your consideration

Jack Roadhouse



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## Removal of woods

1 message

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**Rosie Miller** <rosieinbayridge@verizon.net>  
To: ForestConservationAct@annapolis.gov

Mon, Jan 26, 2015 at 3:49 PM

There are so few acres of woods left on the Annapolis Neck Penninsula. Please see that the Forest Conservation Act is observed and do not allow the removal of 44 acres of woods.

Rosemary Miller





Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## Crystal Springs

1 message

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**Jerry Stump** <jerrys4912@aol.com>  
To: ForestConservationAct@annapolis.gov  
Cc: asmobleley@anpf.org

Mon, Jan 26, 2015 at 4:10 PM

Weren't you impacted by the traffic accidents that shut down the Annapolis Neck peninsula last year? Do we want that gridlock to become a regular occurrence?  
It's not a trade off between more tax revenue for the city and "a few more delays" for residents, it's an issue of quality of life preservation and environmental conservation. Let's say no to Crystal Springs. There are better alternatives for the developers to pursue, and better ways to reimburse the current Masque Farm owners. Let's explore them.

Jerry Stump  
jerrys4912@aol.com



Unknown ForestConservationAct &lt;forestconservationact@annapolis.gov&gt;

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**Crystal Spring Project**

1 message

ciepiela &lt;ciepiela@comcast.net&gt;

Mon, Jan 26, 2015 at 4:15 PM

To: ForestConservationAct@annapolis.gov

The last thing Annapolis needs on Forest Drive or anywhere is another supermarket, restaurant or other retail. For example, look around Westfield Mall and see how many empty spaces there are. And, I am not aware of any shortage of hotel rooms here, except once a year for the Academy graduation. Can a hotel base its bottom line on being full once per year?

More importantly, there is no current need for apartments and housing units that I know of, UNLESS the developer is willing to build low-income housing, which is badly needed.

As for cutting down the forest, we need it—not only for the aesthetic quality of the trees but because they are trying to suck in all that CO2 that we keep sending into the atmosphere.

As for traffic, the consequences would be so dire it must be obvious to everyone who owns a car.

WE DO NOT NEED A BIG DEVELOPMENT AT CRYSTAL SPRING. It would do nothing good for the residents of Annapolis.



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## Crystal Spring

1 message

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**Fran Cassanto** <francassanto@aol.com>

Mon, Jan 26, 2015 at 4:41 PM

To: ForestConservationAct@annapolis.gov, vcassanto@gmail.com

As the mother of two long-time residents of Annapolis and a future resident of Wiley H. Bates apartments for seniors in Annapolis -- I strongly urge that the Crystal Spring project not be approved.

The destruction of Crystal Spring forest is outrageous!!!

Fran Cassanto  
francassanto@aol.com



Unknown ForestConservationAct &lt;forestconservationact@annapolis.gov&gt;

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## I say`NO to Crystal Spring

1 message

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finbones@juno.com <finbones@juno.com>

Mon, Jan 26, 2015 at 4:55 PM

To: ForestConservationAct@annapolis.gov

To Those Responsible for Governing this fair City of Annapolis,

I implore you, DO NOT approve the development along Crab Creek known as Crystal Spring. To do so is to once again rob the citizens of Annapolis and put money into the pockets of people who do not, (or do not *have* to live in our community. Isn't it time for seriously positive, responsible development in this town? This is the "last straw" to our community on so many levels. We don't need any more studies to know the stress this development is well predicted to place on our quality of life. This stress will profoundly exacerbate the already existing stress on so many levels: environmental, educational, socio-economic, (it's one more case of the "haves" living almost literally on top of and on the backs of the "have-nots"), traffic pollution/cogestion. Many of us care about our environment and resources. I have lived in Annapolis almost all of my life and I have seen the environmental degradation that has taken place over these past 60 plus years - from the clean swimming and fishing that I grew up with to the unimaginably polluted conditions we see today. Enough is ENOUGH!!!! Be good citizens, be good stewards of our way of life. Stand up and say NO to this development, NOW - once and for all!!!

Christina Fiedler  
189 Acton Road  
Annapolis, Md. 21403



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## Nightmare at Crystal Spring

1 message

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Stephanie <stephbw@verizon.net>  
To: ForestConservationAct@annapolis.gov

Mon, Jan 26, 2015 at 4:57 PM

Enough is Enough!

NO MORE DEVELOPMENT.

The roads are already a nightmare at rush hour. There is already too much traffic trying to get out of Spa Road onto Forrest Drive.

We do NOT need more cars and more blacktop.

Keep the OPEN SPACE OPEN!

Stephanie Billon-Wolfe  
420 Riding Ridge Rd



Unknown ForestConservationAct &lt;forestconservationact@annapolis.gov&gt;

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**Crystal Springs. Two reasons to say "No".**

1 message

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**Matt Barry** <mosby1022@gmail.com>  
To: ForestConservationAct@annapolis.gov

Mon, Jan 26, 2015 at 6:28 PM

Thank you for allowing us to comment on the proposed Crystal Springs Project. This project is a disaster on many fronts (environment, existing businesses, traffic, school capacity, etc.). I am sure you are being inundated with many FACTS about why this project clearly violates the State's Forest Conservation Act, in both intent and practice. Furthermore, this plan is inconsistent with the City's Comprehensive Plan. I won't restate the evidence here. However, I wanted to make two points:

1. First, the size of the proposed project now vs. 2011 is completely irrelevant and cannot simply be construed as a reflection of neither the efforts of the city nor the willingness of the developers to compromise. The only thing it really says is that the original project was way too big. Shooting for the moon and settling for something smaller is not something that should be considered. You should only be considering the plan itself in this case, and not the previous versions. DNEP's illustration showing the different stages of plans is irresponsible and misleading.

An analogy might be the best way to look at this. As water is a vital part of the Crystal Springs question, I'll use it to illustrate my point. Let's say that the capacity for building at Crystal Spring Farm should be capped at 16 ounces. The original plan is calling for a gallon of water. That, of course, is ridiculous and it is trimmed to 120 ounces, then 96, and finally 80. Of course one could make the argument that the size is shrinking, but it is still 5 times larger than the capacity allotted and the decrease is a moot point.

2. The developers cry "property rights" and that the City is putting them in a hardship position by not rubber stamping their outlandish plans. Clearly, the responsibility for any delays lies squarely on the developers as the denials are based on what they have submitted.

The developers would have you believe that the City has no authority to stop the project, but that is simply not true. The project would not comply with The Clean Water Act or the Maryland Forest Conservation Act, and as a result the City has the authority and the duty to require serious changes, not incremental ones, in order to come into compliance. Your campaign promises (videos on YouTube) were quite clear that you understood your responsibility and implore you to stand by your statements and reject this latest proposal without fear of legal reprisal. It's time to get serious and not bow to the developers simply because of their financial backing.

Thank you.



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## Crystal Spring Project

1 message

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comet\_man@verizon.net <comet\_man@verizon.net>  
To: ForestConservationAct@annapolis.gov

Mon, Jan 26, 2015 at 7:00 PM

I have read Fred Gregory's op-ed piece in the Evening Capital, published 23 January 2015.

I am opposed to the developer's plan to raze this priority forest. I doubt the developers would honor even the plan they have presented.

This project should be rejected.

Michael J Mumma  
Arnold, Maryland



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## comment re crystal springs

1 message

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**Debbie Buchanan** <debbiebuchanan96@yahoo.com>

Mon, Jan 26, 2015 at 7:06 PM

Reply-To: Debbie Buchanan <debbiebuchanan96@yahoo.com>

To: "ForestConservationAct@annapolis.gov" <ForestConservationAct@annapolis.gov>

I am extremely concerned about the displacement of the local deer, who are being push and push from forest area, and then they end up going into residential areas , where communities feel a right to kill them .  
I hope Maryland votes for animals , is weighing in on this too.





Unknown ForestConservationAct &lt;forestconservationact@annapolis.gov&gt;

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**for public comment on Crystal Springs**

1 message

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**Allison Dollar** <adollar1@mindspring.com>  
Reply-To: Allison Dollar <adollar1@mindspring.com>  
To: ForestConservationAct@annapolis.gov

Mon, Jan 26, 2015 at 7:28 PM

Here is what I posted to an editorial, scroll down for next paragraph. I urge all public officials, committees and activists involved in this debate to research across the US and present back to the public the many different successful examples of profitable green development and modern business models. The argument needs specific, tangible ECONOMIC examples of how/why the costs are too great. Just saying "save our forests" is not sufficient.

Annapolis needs to jump into the 21st Century. The math on overreaching development projects like this ignores the detrimental costs in hard dollars. This isn't a simplistic matter of honoring personal property rights v. those of environmental 'do-gooders', or even progress v. protection. These marketing messages are effective but contain numerous logical fallacies at their heart. Projects that are too big for the base infrastructure drag down surrounding areas. They cost money to maintain and have innumerable other negative economic impact touch points. Do your homework instead of knee jerk support for the very tiny percentage of people who will profit from this endeavor. Sorry, doesn't add up to being anything a rational business person should support. There are many ways to expand a tax base and grow revenue other than the old fashioned cost/square foot development route. That the electorate and its officials repeatedly go back to this tired model is evidence of ignorance, laziness and myopic greed. Look to what other progressive states and cities are doing-- it's not foolish development like this but much more creative and interesting solutions in the digital age.



Unknown ForestConservationAct &lt;forestconservationact@annapolis.gov&gt;

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**Crystal Springs Project**

1 message

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**Ali Wolf** <laxgr12@gmail.com>

Mon, Jan 26, 2015 at 8:13 PM

To: ForestConservationAct@annapolis.gov

It is my firm opinion we do not need another development in this crowded part of Annapolis. Not only is traffic already terrible, especially during rush hour, but I doubt that the roads nearby could handle much more traffic. On a side notebooks there have been many times I have seen beautiful deer in that area. Where would they go if that section of land is destroyed?

Alexandra Wolfe  
Hunt Meadow Resident



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## Crystal Springs

1 message

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brad knopf <bdknopf@gmail.com>

Mon, Jan 26, 2015 at 8:18 PM

To: ForestConservationAct@annapolis.gov

I feel very strongly that the Crystal Springs development should not go forward. For one thing, it takes down 44 acres of forest. Also, it ignores many elements of the Forest Conservation Act. Not only that, it would further congest an already overloaded infrastructure.

Brad Knopf  
1018 Magothy Park Ln  
Annapolis MD 21409



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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**No!**

1 message

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**ann brown** <annschager@cs.com>

Mon, Jan 26, 2015 at 8:48 PM

To: "ForestConservationAct@annapolis.gov" <ForestConservationAct@annapolis.gov>

I am completely against this project. Annapolis can't even provide fire hydrants or City water to Bay Ridge or Arundel on the Bay. Where will the water come from to protect this overly large complex in case of fire? Very bad idea.

What other box stores could Annapolis possibly need? This is a ridiculous plan.

Ann Brown

Sent from my iPad



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## Vote no for crystal spring

1 message

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**Kari Lopes** <karisbaker@yahoo.com>

Tue, Jan 27, 2015 at 7:54 AM

To: "ForestConservationAct@annapolis.gov" <ForestConservationAct@annapolis.gov>

I live in Hillsmere and strongly vote against crystal spring development. The Forest land and Bay concern are my number one reason. The impact on schools and daily travel also have me concerned. We do not need or want a new development.

Sent from my iPhone



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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**(no subject)**

1 message

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**Nancy** <nanmaher@yahoo.com>

Tue, Jan 27, 2015 at 10:09 AM

To: "ForestConservationAct@annapolis.gov" <ForestConservationAct@annapolis.gov>

I am totally against this project s it is shown. We already have too much traffic in this area!

Nancy



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## Crystal Springs

1 message

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**Gregory Kenefick** <gregkenefick@gmail.com>  
To: ForestConservationAct@annapolis.gov

Tue, Jan 27, 2015 at 10:12 AM

Don't confuse all growth with smart growth. Even after all the supposed "modifications" made by its developers, the Crystal Springs Development Plan continues to defy all reasonable concerns for blending environmental health and economic growth. Unfortunately, the revised plan concentrates only on the highest and most profitable yield for its investors at the expense of current and future residents and businesses. Please call a halt to the Crystal Springs development. Sincerely, Gregory Kenefick, 141 East Lake Drive, Annapolis 21403.

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141 East Lake Drive  
Annapolis, MD 21403  
Cell: 410 274 8604  
Home: 410 263 9495  
greg.kenefick@gmail.com



Unknown ForestConservationAct &lt;forestconservationact@annapolis.gov&gt;

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## Opposition to Crystal Springs project

1 message

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Darma Kamenetz <darmakamenetz@gmail.com>

Tue, Jan 27, 2015 at 10:43 AM

To: ForestConservationAct@annapolis.gov

I am writing to express my opposition to the proposed Crystal Springs development.

I have owned property in Anne Arundel County for close to 25 years. In that time, in my view, development in the Annapolis region has proceeded in a remarkably unenlightened manner.

My understanding is that the current proposal for the area to be known as Crystal Springs does not meet the highest standards set by the Forest Conservation Act. The Annapolis government failure to enforce these standards strictly would be short sighted at best. The verdant forests of the Chesapeake, as well as its waterways and the architectural beauty and historic significance of Annapolis proper, are the factors that differentiate this region from "Just Anywhere, USA".

Why would you, as stewards of a remarkable and singular region, take any steps to accommodate a development that will only detract from its singularity? I believe if you make an honest assessment of what is gained by doing so (dollars) and what is lost (value), you will decide to make a value based decision in this matter and protect as much of what nature still survives as you possibly can.

Thank you for your attention.

Doris Low Kamenetz  
230 Joyce Lane  
Arnold, MD 21012





Unknown ForestConservationAct &lt;forestconservationact@annapolis.gov&gt;

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## Preserving Crystal Spring

1 message

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**cholsenius@aol.com** <cholsenius@aol.com>

Tue, Jan 27, 2015 at 10:54 AM

To: ForestConservationAct@annapolis.gov

I am hoping that the Crystal Spring property will be preserved for the greenway and forested wildlife corridor area that it was designed for in the Annapolis Neck Small Area Plan. That will save the community money, protect water quality and enhance local quality of life. Keeping this area forested will provide millions of dollars in natural stormwater management and reduce pollutant runoff going into the Chesapeake Bay. Forested areas offer the best filtration of nutrients and sediment. And communities pay millions of dollars more in added stormwater treatment when they reduce the urban tree canopy. There is a direct relationship between the amount of impervious surface in a watershed and the decline in water quality. This last stretch of forest is vital to maintaining a balance between community quality of life and the natural amenities that make this area special. With the development of the Crystal Spring area, you are destroying more of the assets that have drawn people to this community in the first place. There are many other places to develop with less environmental impact.

Christine Olsenius  
535 Powell Drive  
Annapolis, MD



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## Chrystal Spring

1 message

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**Richard Bank** <rbank@comcast.net>  
To: ForestConservationAct@annapolis.gov

Tue, Jan 27, 2015 at 10:56 AM

I live in Hillsmere and would be directly affected by the developer's shortsighted plan, which would not only take down 44 acres of forest and ignore many elements of the Forest Conservation Act, but would also significantly and unacceptably worsen the already horrible traffic on the main route up the Annapolis peninsula. The incomparably rich and beautiful natural environment that brought many of us to the Annapolis area, should not, and must not, be sacrificed to satisfy the interests of greedy developers, who, if they have their way, will destroy everything that makes life here so wonderful.

Richard Bank



Unknown ForestConservationAct &lt;forestconservationact@annapolis.gov&gt;

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**Chrystal Spring**

1 message

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**Richard Bank** <rband@comcast.net>  
To: ForestConservationAct@annapolis.gov

Tue, Jan 27, 2015 at 10:56 AM

I live in Hillsmere and would be directly affected by the developer's shortsighted plan, which would not only take down 44 acres of forest and ignore many elements of the Forest Conservation Act, but would also significantly and unacceptably worsen the already horrible traffic on the main route up the Annapolis peninsula. The incomparably rich and beautiful natural environment that brought many of us to the Annapolis area, should not, and must not, be sacrificed to satisfy the interests of greedy developers, who, if they have their way, will destroy everything that makes life here so wonderful.

Richard Bank



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## Crystal Springs

1 message

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Carlee Jabin <cmjabin@yahoo.com>

Tue, Jan 27, 2015 at 11:00 AM

Reply-To: Carlee Jabin <cmjabin@yahoo.com>

To: "forestconservationact@annapolis.gov" <forestconservationact@annapolis.gov>

To whom it may concern:

Please DO NOT pass this!!! There is enough traffic in Annapolis. We need to preserve these acres of wildlife, trees, and non-tidal waters!!! NO NO NO To this development!

Thank you,  
Carlee Jabin



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## no way to crystal spring development

1 message

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Chip Vanreenan <chip.vanreenan@comcast.net>

Tue, Jan 27, 2015 at 11:51 AM

To: ForestConservationAct@annapolis.gov

It is an absolute no to myself and the entire community of Hunt Meadow where my family lives.

We enjoy the woods and trees and wildlife next to our community and this development will destroy some of the few remaining precious and undisturbed woods and lands left in the Annapolis area and will destroy or waterways, public water and sewers and home for thousands of animals and wildlife of this land on the water.

Chip van Reenan



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## DO NOT rubber stamp this development!

1 message

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Phyllis Emmett <jway62@gmail.com>  
To: ForestConservationAct@annapolis.gov

Tue, Jan 27, 2015 at 12:06 PM

I am a 20 year resident of Eastport, and am sure that the Crystal Spring development in it's current design will have a huge impact on all traffic that flows from Forest Drive. Forest Drive is already a problem during rush hours. Those coming from Bay Ridge are now more likely to start coming thru Eastport and Downtown to reach Route 50. And there is also an outrageous proposal to expand the Eastport Shopping Center!

How much traffic can our streets absorb? What is attractive about Annapolis is it's scale. Both of these developments are far beyond "human" scale. Businesses in Downtown need all the help they can get, not more competition on Forest Drive. At what point do we kill the goose that laid the Golden Egg? The developers will do it, if you let them. Annapolis used to be mentioned frequently as a good place to live. Not so often anymore because of Maryland taxes and non-human scale development and increasing traffic problems.

Phyllis Emmett  
15 Jeremy's Way



Unknown ForestConservationAct &lt;forestconservationact@annapolis.gov&gt;

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## Crystal Spring Development a Horrible Plan

1 message

Dan Kaspro <DKaspro@acgisoftware.com>

Tue, Jan 27, 2015 at 12:37 PM

To: ForestConservationAct@annapolis.gov

As a resident of Hillsmere Shores in Annapolis, I am deeply concerned about the proposed development at Crystal Springs. I am hoping you might let me know how you are addressing these concerns?

### #1 – Does the proposed development at Crystal Springs follow the comprehensive plan?

I believe that the current development plans are NOT in line with the general development plan (GDP), and that governmental authorities have a permitted new developments without adherence to the plan. I believe that the current plans fail to maintain the public health, safety, welfare and convenience. When the current master plan was developed, I understand that the crystal springs development was proposed to have about 150 units. The new plan in the permitting process has 3 or 4 times that many.

### #2 - Who pays for maintaining the road?

New development at Crystal Springs will only add congestion to a road that is already failing to carry the traffic. I think that a building moratorium should be put in place until real traffic studies can be completed. Any costs for widening the road to bear the additional traffic should fall to the developer, not the residents like me further down the peninsula who will suffer.

### #3 - Schooling the new residents and student safety?

Our schools on Annapolis Neck peninsula are already bursting and over capacity. My children attend Hillsmere Elementary which is extremely overcrowded. Additional portables are needed to handle the current student population, and it is not even on the budget for AA County to do construction studies and fix the overcrowding problem until after my children no longer attend there, due to lack of funding. As my children also attend Annapolis Middle, I am concerned about the safety of the middle school kids with new development and traffic so close to the school.

### #4 - More commercial space?

The proposed development includes building a lot more retail and office space. How is that needed when there are many other storefronts and offices that lie empty? I would favor leadership that seeks to implement policies that redevelop our existing empty retail spaces, before clearing the trees to build new offices and storefronts. Our county needs more commercial space at Crystal Spring like a hole in the head.

### #5 - Water Quality in the South River = Property Value and Quality of Life

My wife and I moved to this area to be near the water, to boat, to fish, to crab, to enjoy life and raise our family near the Chesapeake Bay. Our quality of life, and the property value of our home, is directly impacted by the ability to use and enjoy the South River and the Bay. I am very concerned how the water quality in the south river watershed has declined in the years we have lived here, and its effect on our health and property values.

Development at Crystal Springs will only add more pavement, more stormwater runoff, and contribute to further decline in river water quality, and quality of life in the area. The Crystal Spring plans may in fact also be illegal, running afoul of environmental laws like the forest conservation act of 1992, while it seems to me that our officials turn a blind eye.

I would be interested to hear how the city of Annapolis is addressing these concerns that I and many other residents have

.....

Dan Kaspro, CTO, Co-Founder

ACGI Software

[www.ACGISoftware.com](http://www.ACGISoftware.com)

P: 443-393-4701

T: @DanKaspro







Unknown ForestConservationAct &lt;forestconservationact@annapolis.gov&gt;

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**Crystal Spring Project**

1 message

LAAikens@aol.com &lt;LAAikens@aol.com&gt;

Tue, Jan 27, 2015 at 12:44 PM

To: ForestConservationAct@annapolis.gov

I am a resident of Highland Beach, was a member of the Board of Commissioners for 16 years, and STRONGLY disapprove of this project. There is already too much traffic into our peninsula; this project would worsen that, add too many more people to our schools and require a larger police force and fire service. It is not necessary, is not good for the community, and is OPPOSED by a majority of residents who live in the area. Do not bow to political pressure. This project adds nothing to our community. It is not needed. Go somewhere else!

Linda Aikens



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## Crystal Springs

1 message

clementsae <clementsae@aol.com>

Tue, Jan 27, 2015 at 1:28 PM

To: ForestConservationAct@annapolis.gov

Please record us as opposed to the destruction of the forest at Crystal Springs for an unnecessary development in an over-developed city.

Amy and Dan Clements  
17 Southgate Avenue  
Annapolis MD 21401

Sent from my Verizon Wireless 4G LTE smartphone



Unknown ForestConservationAct &lt;forestconservationact@annapolis.gov&gt;

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**Oppositoin to Crystal Springs development**

1 message

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**John Ebersberger** <johnebersberger@verizon.net>

Tue, Jan 27, 2015 at 4:23 PM

To: ForestConservationAct@annapolis.gov

My wife and I stand in solid opposition to the proposed over-development of Crystal Springs. The remaining forest of "Forest" Drive needs to be protected from this excessive development. We live in Eastport, an area that is already congested with traffic and development.

The key in this is how strictly Annapolis' Comprehensive Plan and the environmental laws are applied by the City. Annapolis' 2009 Comprehensive Plan was "developed to chart the City's direction for the next ten years, respond to releveant State law, and replace the 1998 Comprehensive Plan." A copy of it is available online here: [http://www.mdp.state.md.us/PDF/OurWork/CompPlans/AnneArundel/Annapolis/09\\_CMP\\_Annapolis.pdf](http://www.mdp.state.md.us/PDF/OurWork/CompPlans/AnneArundel/Annapolis/09_CMP_Annapolis.pdf) Chapter 5, page 68 calls for the maximum residential units to be built on the Crystal Spring property to be 140 units and for commercial space, the maximum is 167,000 sq. ft. This is for the entire Forest Drive Opportunity Area. Of course, the developer's plan far exceeds these limits. Please put a stop to this unthinkable development proposal.

- John Ebersberger  
Sharon Littig  
804 Severn Ave.



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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**Please leave the forest alone. This area is horribly overcrowded already.**

1 message

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Alex <evastan@gmail.com>  
To: ForestConservationAct@annapolis.gov

Tue, Jan 27, 2015 at 4:26 PM

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Alexis K. Bond

"Affection is responsible for nine-tenths of whatever solid and durable happiness there is in our lives." C. S. Lewis



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## Crystal Spring

1 message

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valerie.cooksey@verizon.net <valerie.cooksey@verizon.net>

Tue, Jan 27, 2015 at 5:20 PM

To: ForestConservationAct@annapolis.gov

We are opposed to the major development of Crystal Spring. I don't believe it is good for the community. We have plenty of stores, retirement housing as well as nursing care.

The owners/city should stick to the agreement that limits the amount of houses and destruction of the forest.

Thank you,

Valerie & Steve Cooksey



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## Crystal Spring Development

1 message

Tom Mitchell <tom@allenmitchell.com>

Tue, Jan 27, 2015 at 9:27 PM

To: "ForestConservationAct@annapolis.gov" <ForestConservationAct@annapolis.gov>

I continue to be concerned about the depth of destruction to a vital natural resource that this project envisions. I don't think the developer has shown any intent of complying with the current Forest Conservation Act as strictly as it should. I worry about the increased traffic that this project will bring and how my commute along Forest drive will be affected. I think there has to be some sanity involved in making up these plans that will forever alter our landscape. I am not saying no... just not so big. Please ensure that Crystal Springs Meets the intent of The Forest Conservation Act and protect as much of our forests as possible. Thank you.

Tom Mitchell

1252 Clarendon Ct



Unknown ForestConservationAct &lt;forestconservationact@annapolis.gov&gt;

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**Crystal Spring Development**

1 message

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**Elizabeth Santin** <bethsantin@gmail.com>  
To: ForestConservationAct@annapolis.gov

Wed, Jan 28, 2015 at 8:11 PM

As a 50 year resident of Annapolis I've seen incredible development, some great, some ok, some we could have done without. There is no rationale for this deal other than financial gain for developers and sellers of the property and the destruction of one of the few remaining large tracts of forest in Annapolis will be a blow, environmentally and in the quality of life we experience here. We need to cherish what remaining untouched natural areas we have. I live in Bay Ridge and we were able to raise the money to save the 'Big Woods' from development. The residents of this city would be willing to do the same for Crystal Springs I'm sure if given the opportunity.

Beth Santin  
80 Farragut Rd  
Annapolis, MD 21403



Unknown ForestConservationAct &lt;forestconservationact@annapolis.gov&gt;

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**Crystal Springs project**

1 message

**James E. Hopkins** <hopandlib@msn.com>

Wed, Jan 28, 2015 at 9:21 PM

To: "ForestConservationAct@annapolis.gov" &lt;ForestConservationAct@annapolis.gov&gt;

Conservation is number one, but common sense is also. It is so obvious that greed overrides everything. The only people who will benefit from this project are the owners and developers of this property. They won't be living in the chaos that they create. It is far from being a simple addition to the area. The impact on Forest Drive is obvious. It only takes one minor traffic jam to shut down this road and any road nearby. Do they think that rearranging some trees will pacify us, NO! They, the developers, can do us a favor and find a more suitable location for their project and the owners should just get realistic about the impact, and find another project to work on!

Good luck! Libby & Jim Hopkins

Sent from my iPad





Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## Crystal Spring is bad idea

1 message

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Richard Magee <dmagee53@gmail.com>

Wed, Jan 28, 2015 at 9:43 PM

To: "ForestConservationAct@annapolis.gov" <ForestConservationAct@annapolis.gov>

As a lifelong county resident--the last 25 on Annapolis Neck--I have observed and experienced a diminishing quality of living due to greedy developers, corrupt public officials, and the lack of smart-growth planning.

My wife and I are opposed to any new major developments on Annapolis Neck Peninsula, as are a majority of all our neighbors.

Sincerely,  
Richard Magee  
Pamela Magee  
Bay Highlands, Annapolis



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## Crystal Spring

1 message

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Jacquelin Hildebrand <jacquelhild@verizon.net>  
To: ForestConservationAct@annapolis.gov

Thu, Jan 29, 2015 at 10:38 AM

The greater good of the citizens and future citizens of Annapolis seems to me to prevent the development of one of the last tracts of our open space. If it cannot be stopped entirely, one hopes it will be restricted to very small development.

A park similar to the beautiful Quiet Waters is a wonderful opportunity for Annapolis.

Jacquelin Hildebrand



Maria Broadbent &lt;mbroadbent@annapolis.gov&gt;

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**Preliminary Comments on Forest Conservation Plan for Crystal Spring**1 message

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Gerald Winegrad &lt;gwwabc@comcast.net&gt;

Thu, Jan 29, 2015 at 12:12 PM

To: Maria Broadbent &lt;MBroadbent@annapolis.gov&gt;

Cc: michael pantelides &lt;mikepantelides@gmail.com&gt;, mayor@annapolis.gov, mpantelides@annapolis.gov, Thomas Andrews &lt;tcandrews@annapolis.gov&gt;, Michael Leahy &lt;mgleahy@annapolis.gov&gt;, GMEIson@annapolis.gov, fjb@annapolis.gov, Thomas Smith &lt;ETS@annapolis.gov&gt;, pgutwald@annapolis.gov

Dear Mr. Mayor, Ms. Broadbent, and Other City Officials,

I am submitting to you our preliminary comments on the most recent Crystal Spring Preliminary Forest Conservation Plan. We are refining a couple of items and still working with our coalitions's leaders to assure accuracy and proper review. A final document will be filed tomorrow for the record, the deadline for public comments, and it will be signed by our many leaders in the community who work on this issue with us. The attached document is being circulated now to our leaders.

We are submitting these comments now before the other leaders have signed them so you will have a chance to review them while formulating your comments and decisions. I know there has been much discussion, staff work, and efforts by the Mayor, City attorneys, and the City Manager on this project and I am sincerely hoping you will read this document before any further staff meetings or decision-making occurs as the letter lays out the case why the City should stop processing the application now.

We say this because the City has never adopted required elements for the administration of the Forest Conservation Act and this is elaborated upon in the attachment. One glaring example is the lack of written procedures for a variance which are required by the state FCA. This is also detailed in our attached comments.

I know the developer's voluminous filings have been gone over with great attention. I only ask that you read our attached letter sometime today if possible. We have spent days reviewing the filings and previous City comments and researching the laws, regulations, and data regarding this massive project. We have consulted with experts on forestry, the FCA, stormwater, and hydrology as well as a former Assistant Attorney General for DNR who helped develop and review the implementing regulations, technical manual and model ordinance for the State Forest Conservation Act. I helped write the FCA and did manage it to passage in the Senate.

I am not sending the attachments mentioned in the attachment but will do so tomorrow to not clutter your in basket. I think you all have seen these attachments before.

Thank you for your attention to this letter and please call me if there are any questions —410-280-8956.

Gerald W. Winegrad



Preliminary Public Comments Crystal Spring PFCP January 29, 2015 .rtf  
18929K

This is a long document.  
Sent to review staff as  
a separate email.



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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**(no subject)**

1 message

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**Mark Harpe** <harpemark@gmail.com>  
To: ForestConservationAct@annapolis.gov

Thu, Jan 29, 2015 at 12:27 PM

More Trees less development please!



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## Crystal Spring Forest

1 message

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**Diane Benyus** <dbenyus@gmail.com>  
To: ForestConservationAct@annapolis.gov

Thu, Jan 29, 2015 at 1:13 PM

Please preserve Crystal Spring. I would love to see it turned into a park similar to Quiet Waters. It is a real treasure.



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## Opposed to Crystal Spring, from Annapolis resident

1 message

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**NANCY LAW** <nancydancer@me.com>  
To: ForestConservationAct@annapolis.gov

Thu, Jan 29, 2015 at 1:50 PM

Dear Annapolis lawmakers and interested parties,

I am 100% opposed to the Crystal Spring development. I moved to Annapolis for the natural beauty of the water and nature, not for giant developments that don't respect our primary forest and add to pollution, traffic and school overcrowding.

I am especially appalled at the developers' incremental changes which appear to be "throwing a bone" and show no real good-faith effort to address the environmental devastation these plans would bring.

THis kind of development, if it comes to fruition, would make me seriously consider moving out of Annapolis.

Sincerely,

Nancy Law  
232 Severn Drive  
Annapolis, MD  
21401



Unknown ForestConservationAct &lt;forestconservationact@annapolis.gov&gt;

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**Letter and Signatures in Support of Crystal Spring Forest Conservation Plan**

1 message

waltervasquez161@aol.com &lt;waltervasquez161@aol.com&gt;

Thu, Jan 29, 2015 at 2:07 PM

To: forestconservationact@annapolis.gov, mpantelides@annapolis.gov, mayor@annapolis.gov, mbroadbent@annapolis.gov, pgutwald@annapolis.gov

Mr. Mayor Pantelides and City Staff:

I am writing to you on behalf of myself and the 52 individuals who have signed their names to the list attached to this email. We are expressing our support for the Forest Conservation Plan submitted by Crystal Spring and asking that the City approve it and allow the project to proceed to the Planning Commission for a full public review. The Crystal Spring plan has been modified and compromised to the point that it achieves forest conservation measure greater than required by regulation.

As you know, on behalf of the Latino Community in Annapolis, I and the attached 52 signatories have looked forward to this project being developed for some time, due to the significant employment opportunities it will offer and the economic benefits it will bring to the City of Annapolis and Anne Arundel County. We need this to help keep our tax burden from increasing and our public services from being reduced. A city needs to grow to support growing demands and costs of public services.

Mr. Mayor, you should be proud of your successful efforts to reduce the size and scope of the Crystal Spring project thereby honoring your campaign promise. However, you also promised to bring jobs and economic opportunity to Annapolis and the Latino community. The Crystal Spring project, and its jobs and economic benefits, will allow you to fulfill that campaign promise as well.




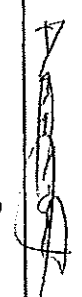
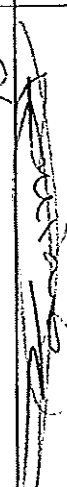






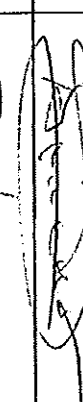


We cannot understand why this project is being stalled in response to a small but vocal group of no-growth advocates. We want our Mayor and City government to represent all of its residents, including the hard working but under-employed Latino Community, the area seniors who are looking for retirement options and those wanting to see our city develop a balanced approach to development and establish a sound fiscal base of operations. Representatives of our Community and I are available to meet with you and express our concerns and needs at your earliest opportunity.

Walter Vasquez



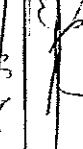






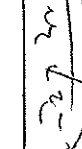



**Signatures\_in\_Support\_of\_Crystal\_Spring\_Forest\_Conservation\_Plan.pdf**







1300K



PRINT NAME	SIGNATURE	ADDRESS
Javier Betistia.		418 Oaklawn ave annapolis
Makimo Zinner		18 Ellington Dr Annapolis
Foto Pletta		205 center st annapolis.
ANA Luz Mielia		201 Center st. "A" Annapolis.
DESCAR BERNODEZ		31 ATWATER LN. ANNAPOLIS
Dion Alamo.		406 Oaklawn ave annapolis
Amy E. Vargas.		300 N. Woodlawn Annapolis
Oscar R.		2 Britain St. Annapolis.
Harold R.		2 Brickin st Ap. Annapol 10-1.
Saul Mami		300 N. Woodlawn Annapolis
Marta Luciano		300 N. Woodlawn Annapolis
Angel Landaverde		205 Center st- "B" annapolis
Beto Landaverde		205 Center st "B" Annapolis
Lolo Landaverde		205 Center st "B" Annapolis

# Approve the Crystal Spring Forest Conservation Plan

PRINT NAME	SIGNATURE	ADDRESS
Hector Turcios		305 Hillside Annapolis.
Wendy Noriega		305 Hillside Annapolis.
Santos Barajas		5 Julia circle annapolis
B.M. Isabela		5 Julia circle annapolis
Danielson Ramos		2 merlothe dr annapolis
Tony L. Herrera		8 Johnson Place, Annapolis
Roberto Garcia		25 Dossy ave annapolis
Kenya Rivera		3 Pa Rd 903 Annapolis
Henry Vasquez		205 Jones road #901 annapolis
Elaine O. Romero		1402 Regency st annapolis
Fortino Carraz		25 Dossy ave annapolis
Jose Pedraza		820 Mace st. annapolis
Narciso Cruz		16 N. Howard ave annapolis

PRINT NAME	SIGNATURE	ADDRESS
Ilvica Lopez		2018 Forest Dr Annapolis.
Elvardo Drias	Edvard A.	2018 Forest Dr Annapolis
Henry Silva		901. Prime Lake Rd Annapolis.
Antonio Celis		2016 Forest Dr Annapolis
Martha Torres,	Martha Torres	207 Carter St. Annapolis
Valerie Vassquez	antonio vassquez	17 arbutus st annapolis
Luis meiro Ramirez		205 Carter St. Ft. Myerlis.
Alberto morin	Alberto morin	3037 Zanker St 9 Annopolis
Saul Paez		7 Blinn Cr. Annapolis
Paul Paez		2315 Forest Dr 9 Ann

PRINT NAME	SIGNATURE	ADDRESS
<del>Josephine</del>	<del>Josephine</del>	109 e (Lamer or Annapolis.
MARIA LEBUW	Maria Lebu	153 Porter Dr. Annapolis MD 21401
Heaven Melvin	Heaven Melvin	107 Edelman Dr. Annapolis
Wanda Felipa	Wanda Felipa	201 Cedar St. "B" Annapolis
Doris Melodie	Doris M.	107 Alder Dr. Annapolis
Benito Yanez	Benito Yanez	304 Hillman Dr. Annapolis
Pasias Peral	Pasias Peral	7 Arbor Hills Annapolis
Rachel Saito	Rachel Saito	215 A Dorval Annapolis
Marino Angueta	Marino Angueta	40 Gaitage Ct. Annapolis
Felipe Rilla	Felipe Rilla	21 Dorsey St. Annapolis.
Travis Soto	Travis Soto	300 N. Woodland Dr. Annapolis
Jose Dellana	Jose Dellana	15 Carter St Annapolis.
Aronso Rojas	Aronso Rojas	31 Arden Annapolis
Pedro Lemos	Pedro Lemos	205 Carter St. "A" Annapolis



Unknown ForestConservationAct &lt;forestconservationact@annapolis.gov&gt;

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**Crystal Spring Farm**

1 message

**Chester 'Trip' Buckenmaier III, MD** <baybuck@gmail.com>

Thu, Jan 29, 2015 at 2:32 PM

To: ForestConservationAct@annapolis.gov

Sir,

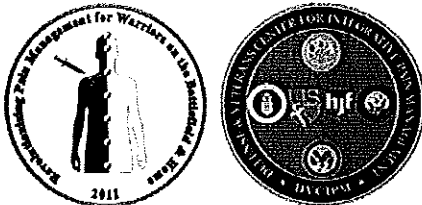
The proposed development of Crystal Spring Farm on Annapolis Neck, Maryland is inconsistent with sound environmental policy for the Chesapeake Bay and will result in traffic gridlock on Forrest Drive which is the only access to the area. The Crystal Spring project as proposed will destroy over 43 acres of forest and 1.2 acres of non-tidal wetlands that are critical to the health of the Chesapeake Bay. The increased traffic and overcrowding of schools will greatly detract from the livability of this area. The project as proposed is unacceptable, represents the worst of urban sprawl in this critical area, and should be stopped.

Chester 'Trip' Buckenmaier III, MD  
COL (ret), MC, USA  
Professor Anesthesiology, USU '92  
Co-Editor Acute Pain Medicine section, *Pain Medicine*  
Editor-in-Chief, *U.S. Medicine*

Email: cbuckenmaier@dvcipm.org  
[chester.buckenmaier@us.army.mil](mailto:chester.buckenmaier@us.army.mil)

[www.dvcipm.org](http://www.dvcipm.org)

301-816-4710





Unknown ForestConservationAct &lt;forestconservationact@annapolis.gov&gt;

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## Public Comment- Crystal Spring Farms

1 message

Kane-VanReenan, Lynne (LKANEVAN) &lt;LKANEVAN@arinc.com&gt;

Thu, Jan 29, 2015 at 4:26 PM

To: "ForestConservationAct@annapolis.gov" &lt;ForestConservationAct@annapolis.gov&gt;

To Whom It May Concern:

Please see attached and below for my public comment.  

---

I am writing to issue my public comment of the development under consideration at Crystal Springs Farm. I firmly believe that the development, as currently proposed by the developer in its December 2014 plan, should be denied for the following reasons:

### 1. Forest Conservation Act

As to the merits of the Forest Conservation Act (FCA), the new plan put forth by the developers still does not comply with the FCP. It does not even come close. Rather than go into exhaustive detail, I incorporate into my public comment the opinions so eloquently expressed by Mr. Fred Gregory, whose Op-Ed piece was printed in the Capital dated January 23, 2015. See below link to the article.

<http://www.capitalgazette.com/opinion/columns/ph-ac-ce-guest-column-use-this-one-20150123,0,3813701.story>

In his Op-Ed, Mr. Gregory points out a few key elements as to how the developer's current plan woefully fails to comply with the FCA. In quick summary:

- The developer's plan destroys priority forest that by law must be left undisturbed unless the developer demonstrates that reasonable efforts have been made to protect them and the plan cannot reasonably be altered. My understanding is that the developer's plan meets minimum standards for non-priority forest, which is not the same as meeting the standards for priority forest.
- The current plan reduced the priority forest clearing from 44.24 acres to 43.46 acres — only 0.78 of an acre — and still would take down more than 100 trees of significance, for which the developers have not met the variance requirements.

### 2. Traffic/Overburdened Infrastructure

Because this project will add a huge retail center, hotel, spa, and 475 housing units, it will have undoubtedly an adverse impact on the existing City of Annapolis infrastructure and will most assuredly overburden existing facilities.

- Traffic on Forest Drive will be grid-locked during peak and non-peak travel hours. I remember, prior to the City's widening of Forest Drive, sitting in traffic on Aris T. Allen by the Route 2 overpass for at least 20 minutes until I could pass the Forest Drive/Chinquapin intersection. And that was 20 minutes on a good day. The traffic runs smoother now, but add 1 traffic incident, and Forest Drive turns into mayhem. It's not too hard to remember the downed telephone pole on Forest Drive and how commuters were stuck in their cars for up to 3 hours. Some commuters abandoned their vehicles and walked home. If another massive retail/housing enterprise is established on Forest Drive, Forest Drive will be returned to its early days of traffic snarl.
- City-provided services such as schools, police/ fire departments, water/sewer facilities, hospitals, etc. will be overburdened if this new project is approved. Is the City prepared to expand these facilities to accommodate a larger population?

### 3. Retail Vacancies/Historic Downtown

The existing retail centers in Annapolis are struggling to keep tenants. At just about every retail center—including, the Westfield Mall, Clock Tower, and Harbor Center, to name a few—they are in perpetual search for new tenants to fill unoccupied retail space, with the Parole Center, the newest and glitziest retail center, being the one exception. It's not hard to conclude that once we start to see an abundance of vacant area retail space, the City of Annapolis has reached, if not exceeded, its capacity for retail operations. Thus, if the developer's current plan, a massive and complex enterprise, is approved, commercial retail space all over the City of Annapolis will continue to erode at an increased pace.

However, the hardest hit retail center of them all is the historic downtown area. Main Street has numerous retail vacancies. In some cases, vacating tenants place signs on their store front windows directing customers to visit them at their new location at the Parole Center. Approving this massive enterprise at Crystal Springs will most assuredly put an end to any hope that the historic center will once again thrive. I made this point to Mayor Pantides during his campaign: the historic Annapolis area will no longer be a tourist destination if the City government continues to ignore the overwhelming need for its preservation and clogs our community with wasteful development. Empty retail space along Main Street is the first red flag. Soon after, restaurants will start to leave followed by residents. Without its unique historic economic center, area housing on the periphery of the downtown center will start to decline in property value. The area will be blighted.

Does anyone think that Fairfax, Virginia is a tourist destination? Although it has nice strip malls, Fairfax is no tourist destination. Approving the developer's current plan for Crystal Springs will have a devastating effect on the heartbeat of this community. Don't turn Annapolis into Fairfax.

### 4. Bait and Switch

Soon after my husband and I purchased our home in Hunt Meadow in 2001, we received a letter in the mail from the law firm representing the current landowner at Crystal Springs. The letter explained that their client, the current Crystal Springs landowner, was seeking to annex the property into the City of Annapolis. Further, the letter described that the landowner intended that the land be developed into small farmettes. There was no mention of 475 housing units, retail operations, hotel, spa or a senior center. I'll never forget the one line in the letter. It went something like "... Development is a reality and it is inevitable in this day and age. So wouldn't you rather see a project that is in harmony with the community and its objectives?"

Now I see that the letter was a mere enticement seeking to ease the minds of the locals so that residents would not be whipped into protest. I believed the statements made in the letter. I relied on those statements and sought no further inquiries. I feel duped and question whether the actions of the landowner amount to fraud. The City of Annapolis should feel duped, as well. The City approved the annexation based on a plan for farmettes, not a massive retail and housing enterprise that would cripple traffic, overburden infrastructure, blight the historic downtown, and plow over pristine forest and wildlife. The City should ponder this: had we known the landowner's true intentions, would we have approved that annexation? I would say no, and on this fact alone, the City should reject the developer's plan.

## 5. Legal Fight of its Life

Along with its latest plan for Crystal Springs, the developers sent a thinly veiled threat: approve this plan or we will sue the City of Annapolis. Undoubtedly, they will act on their promise and bring suit. I am certain that the City is contemplating the cost of a lawsuit under an already constrained fiscal budget. Please don't capitulate. If the City gives in to this bully developer, then the City will send a signal to future bully developers that the City can be bull-dozed over. Plus, caving to this developer could set a dangerous irreversible precedence adversely impacting the community, the historic downtown, the residents for years to come.

Respectfully submitted,

Lynne Kane-Van Reenan

Resident of the City of Annapolis



Crystal Springs Farm- Public Comment 1-26-15.docx

21K



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<http://www.capitalgazette.com/opinion/columns/ph-ac-ce-guest-column-use-this-one-20150123,0,3813701.story>

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dangerous irreversible precedence adversely impacting the community, the historic downtown, the residents for years to come.

Respectfully submitted,

Lynne Kane-Van Reenan  
Resident of the City of Annapolis



Unknown ForestConservationAct &lt;forestconservationact@annapolis.gov&gt;

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**Crystal Spring Development Project - Forest Conservation Plan**

1 message

**Michael Ricketts** <MRicketts@brcdevelopmentgroup.com>

Thu, Jan 29, 2015 at 4:32 PM

To: "ForestConservationAct@annapolis.gov" <ForestConservationAct@annapolis.gov>,  
"mpantelides@annapolis.gov" <mpantelides@annapolis.gov>

Gentlemen – I want to commend you on the work you had done to mitigate the environmental impact the Crystal Springs development project will have on this site. The evolution of the plan appears to be a win for the environmental community and for the developer. It seems that based on the current plan several major environmental elements have been enhanced. I also understand that the developer will mitigate the run-off from the middle school athletic fields that is discharged unabated into the South River. The plan presented is a far cry from what could have been done on this site particularly when you look back at the residential development that was proposed for this site years ago.

The revised plan represents what would appear to be a reasonable joint effort to allow development of the site while preserving major stands of trees. This is a win and should be celebrated! As a commercial real estate professional I believe that the process has worked but I am concerned when I hear that the forest conservation board want to revise the rules again to allow less development. Changing the rules on the developer will impact development and growth in our City. With out development our future will be hampered.

I believe that the plan is good and that it is a reasonable approach to the development of this site. I would recommend that you support and approve this project.

Sincerely,

**Michael L. Ricketts**

President

BRC Development Group, LLC

30 West Street, Suite 200

Annapolis, Maryland 21401

*a Real Estate Development and Consulting Company*

c. 443-927-5934

e. MRicketts@BRCDevelopmentGroup.Com

w. BRCDevelopmentGroup.Com

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 **plan comparison.pdf**  
377K



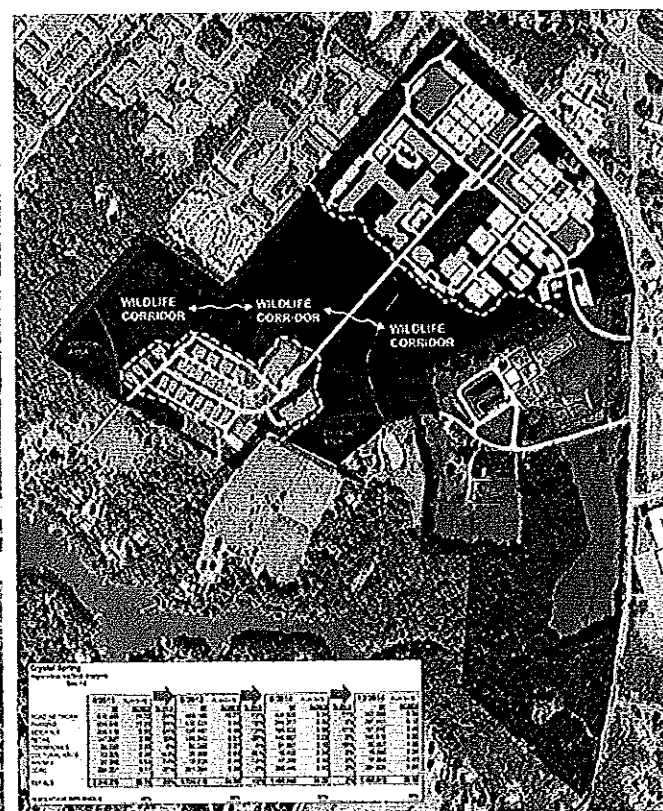
**1 - April 2011**  
**BUILDING AND ROADWAY FOOTPRINTS**



**2 - May 2013**  
**BUILDING AND ROADWAY FOOTPRINTS**



3 - May 2014  
BUILDING AND ROADWAY FOOTPRINTS



**4 - December 2014**  
**BUILDING AND ROADWAY FOOTPRINTS**



Unknown ForestConservationAct &lt;forestconservationact@annapolis.gov&gt;

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**Opposition to Crystal Springs**

1 message

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SLittig@comcast.net <SLittig@comcast.net>

Thu, Jan 29, 2015 at 4:31 PM

To: ForestConservationAct@annapolis.gov

My husband and I stand in solid opposition to the proposed Crystal Springs development. In an area already congested with development and resulting traffic issues we do not need this monstrosity of a proposed community that is three times the size of Annapolis Town Center. The mayor-appointed Annapolis Environmental Commission commented on the last plan that "this project is among the largest, most complex and most environmentally damaging projects ever undertaken in Annapolis."

The city website calls *The Department of Neighborhood and Environmental Programs*, the "quality of life" department and includes a link to the City's 2012 Community Action Plan. Under Land Use, the plan calls for "practices that protect and restore the watershed resources, water quality, and other natural resources of Annapolis. Further, it calls for "practices that move away from more road construction and expansion", and also calls for "Open space preservation". Additional strategies under the Land Use section call for "Redevelopment and revitalization rather than building on undeveloped land." I hope you will uphold these stated positions when dealing with the out-of-state developers who are only interested in making the most money that they can, with little regard for the extreme detrimental impact that this will have on our community's traffic and environment.

The city's own Comprehensive Development Plan (Chapter 5, page 68) calls for no more than 140 housing units to be built at the site, not the 475 planned. Further, the Comprehensive Plan limits any building close to Forest Drive to two to four stories, while the plan calls for a massive six-story structure for 289 senior apartments. And maximum for commercial space is 167,000 sq. ft. A copy of the plan is online here:  
[http://www.mdp.state.md.us/PDF/OurWork/CompPlans/AnneArundel/Annapolis/09\\_CMP\\_Annapolis.pdf](http://www.mdp.state.md.us/PDF/OurWork/CompPlans/AnneArundel/Annapolis/09_CMP_Annapolis.pdf)

Why is the city reluctant to enforce it's own plans and laws and do it's job to protect the citizens interests and rights? I hope Mayor Pantelides and DNEP will do the right thing and reject the recent plans for the massive, destructive development of Crystal Spring.

Thank you for your time,  
Sharon Littig  
John Ebersberger  
804 Severn Ave.  
Annapolis, MD 21403



Unknown ForestConservationAct &lt;forestconservationact@annapolis.gov&gt;

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**Crystal Springs Forest - Email sent to Mayor**

1 message

**Rose Anderson** <rose.k.anderson@gmail.com>

Fri, Jan 30, 2015 at 7:04 AM

To: ForestConservationAct@annapolis.gov

I promoted the petition earlier in the week and I sent an email to the mayor this morning.

*"Dear Mayor Pantelides,*

*I live in Baltimore, but frequently visit many different natural areas all around the Chesapeake Bay. For many years, I have been a youth birding leader, taking children all around our amazing watershed with me to learn about birds, wildlife, and habitats.*

*Will any of the forests and wetlands these children explore now even be there when they grow up?*

*The proposed developments at the site of Crystal Spring Farm and Forest would be so devastating to Maryland's natural landscape I was at a loss for words when I heard about it. Crystal Springs Forest took decades to grow. Who are we, the adult leaders of today, to destroy acres of mature trees impossible to replace within our lifetimes? The selfish short-sightedness is mind blowing. I saw the precious little forest that was left on the map of the finished project. This does not atone for the wholesale destruction that this development entails.*

*DNEP Inspector Rob Savidge was not even allowed to survey the wetlands--over an acre, which would not allow any project to move forward--and yet this has been moving forward anyway. What does this kind of secrecy imply? Adherence to the Maryland Forest Conservation Act and wetland regulations are not optional.*

*Please do the right thing before this goes any further."*

Rose Anderson

[www.RoseAndersonBaltimore.com](http://www.RoseAndersonBaltimore.com)



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## Crystal springs

1 message

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**Ed Freitag** <efreitag@aol.com>

Fri, Jan 30, 2015 at 7:57 AM

To: "forestconservationact@annapolis.gov" <forestconservationact@annapolis.gov>

I urge that the City does not allow the Crystal Springs development to go forward. Aside from the destruction of forest land there is no infrastructure to handle the additional road traffic generated. Traffic on Forest Drive is bad enough already.

Edward Freitag

Sent from my iPad





Unknown ForestConservationAct &lt;forestconservationact@annapolis.gov&gt;

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**Fwd: Comment on Crystal Spring**

1 message

**Maria Broadbent** <mbroadbent@annapolis.gov>

Fri, Jan 30, 2015 at 9:03 AM

To: ForestConservationAct &lt;forestconservationact@annapolis.gov&gt;

Maria T. Broadbent  
Director  
City of Annapolis  
Dept. of Neighborhood & Environmental Programs  
145 Gorman St.  
Annapolis, MD 21401  
410-260-2200

----- Forwarded message -----

From: **Meg Hosmer** <meg.hosmer@gmail.com>  
Date: Thu, Jan 29, 2015 at 8:10 PM  
Subject: Comment on Crystal Spring  
To: MBroadbent@annapolis.gov

Ms. Broadbent,

I would like to offer a comment on the FCP review for the Crystal Spring project.

I attended the last meeting of the Environmental Matters Committee. I was glad to hear Alderman Littmann ask about the application of the County Greenways Plan to the Crystal Spring property, but I didn't understand your response.

The Greenways Plan was adopted after careful consideration and input from residents and experts. Crystal Spring was to be a key component of the Annapolis Neck greenway. Although the property has been annexed by the City, I believe the City should place greater weight on the Greenways Plan, which is designed to benefit all County residents, including those in the City.

The entire Crystal Springs property appears to have been designated as part of the greenway. The purpose of the greenway could be preserved if all development were shifted closer to Forest Drive. Since this development is being marketed as a senior community, eliminating the non-senior townhouses could leave room to move the senior facilities north of the intermittent stream.

Meg Hosmer



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## Crystal Spring (UNCLASSIFIED)

1 message

Miller, Patricia A CIV USARMY IMCOM ATLANTIC (US)

Fri, Jan 30, 2015 at 9:33

<patricia.a.miller446.civ@mail.mil>

AM

To: "ForestConservationAct@annapolis.gov" <ForestConservationAct@annapolis.gov>

Classification: UNCLASSIFIED

Caveats: NONE

I live in Chesapeake Harbour just off Forest Drive and work at Fort Meade. It currently takes me longer on each weekday to go the 3 miles up Forest Drive than to go the next 22 miles from Aris Allen Blvd. to the Fort. I implore you to be responsible and wait for the traffic study to be complete before making any determinations.

Thank you.

Trish Miller

410-562-8723

Classification: UNCLASSIFIED

Caveats: NONE



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## Save the Crystal Spring Forest

1 message

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Ted & Marcie Rowett <tmrowett@verizon.net>  
To: ForestConservationAct@annapolis.gov

Fri, Jan 30, 2015 at 10:12 AM

Please do the right thing. We do not need another residential, commercial, retail enterprise on this corner.

Ted & Marcie Rowett

3101 Catrina Lane

Annapolis, MD 21403

410-268-7331



Unknown ForestConservationAct &lt;forestconservationact@annapolis.gov&gt;

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**re Crystal Spring**

1 message

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**kelswede22@verizon.net** <kelswede22@verizon.net>

Fri, Jan 30, 2015 at 10:29 AM

To: ForestConservationAct@annapolis.gov

I am writing to express my deep concerns regarding the Crystal Spring development. To me it is crucial that we draw the line at destroying any of this last parcel of forest. I cannot come up with any benefits for going ahead with this project and the negatives are many - destroying trees that help to filter the air, adding congestion to the already overly crowded roads, adding more children to schools that are already past capacity. There is a point where we will have to make hard decisions about the quality of life we want to have. That time is right now - we want clean air and healthy environments and green spaces. You simply cannot continue to take these places away and expect there to be no long term significant dangerous consequences. Please don't do that to us.

Chris Kelsey

2116 George Boiardi Lane

Annapolis, MD 21401



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## Crystal Spring

1 message

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**John Kupke** <jkupke@verizon.net>  
To: ForestConservationAct@annapolis.gov

Fri, Jan 30, 2015 at 12:01 PM

I am in favor of this project.



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

## Veto January 2015 Crystal Spring development proposal, impose a moratorium on development

1 message

Mark Herbst <mcherbst@gmail.com>

Fri, Jan 30, 2015 at 12:12 PM

To: Mayor@annapolis.gov

Cc: ForestConservationAct@annapolis.gov, capletts@capgaznews.com

Mr. Pantelides--

Please follow through on your earlier promises to squelch untoward Crystal Spring development: do not reward developer overreaching, do not gravely insult the commonweal. Private property development rights have limits; it's been said that "the right to swing one's fist stops at the point where the other fellow's nose begins." We're well past the point where this "nose" begins. Common sense alone precludes this plan's effects on traffic, density, environment. What alarms does your conscience sense? Has not that still, small voice within you become a bellow?

Oppose any such development plan and impose a moratorium on development in that corridor until a rational, measured analysis of the entire peninsula's and area's needs are properly analyzed by all concerned jurisdictions, their agencies, institutions and citizens. Please view the recently restored video **Mark** (<https://www.youtube.com/watch?v=SYorGI0iyco>), which shows our town in 1963. Do you note the feeling of reverence for our town that video engenders? Will allowing the proposed Crystal Spring gross overdevelopment generate similar reverence for our heritage in us now and in the future?

You yourself speak personally of such reverence for Annapolis' heritage when you refer to "three generations of my family" in Annapolis at 5:30 in your **Mike Pantelides Victory** video (<https://www.youtube.com/watch?v=WjKDOWAMalo>); how does that compare to reverence for Crystal Spring's heritage? How old is that forest? Did you get Christmas trees there when you were a kid?

While you're reviewing your video of your victorious "Sweep Annapolis Clean" campaign, check out some pertinent highlights: "...my campaign is about **all** of Annapolis..." [your emphasis] (3:35); "This is a beautiful and historic city that belongs to it's [sic] people!" (13:22); "Join me in sweeping Annapolis clean" (13:15). You cannot sweep Annapolis clean unless you deny Crystal Spring's proposed overdevelopment. How will we sweep Annapolis clean if we yield to those who would plunder our environment?

And far beyond "sweeping Annapolis clean", you've explicitly promised to address "...environmental damage at Crystal Spring..." (4:39).

How? "...I'm looking at what we're going to do in the future..." (11:12); "...I'm looking at the environmental policy we're going to enact..." (11:20); "...how we're going to protect our environment..." (11:23); "...**how we're going to save Crystal Spring Farm...**" [your emphasis] (11:26).

Even if you hadn't made those promises, do the right thing. Be part of the solution, not part of the problem. Save Crystal Spring from untoward development. Don't race to pave the Bay.

Best regards,

Mark Herbst

PO Box 10

Harwood, MD 20776





Unknown ForestConservationAct &lt;forestconservationact@annapolis.gov&gt;

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**Jan. 30th Public Comment**

1 message

**Ramon Valdez** <ramon@conderinc.com>

Fri, Jan 30, 2015 at 12:13 PM

To: ForestConservationAct@annapolis.gov, mayor@annapolis.gov, mbroadbent@annapolis.gov, PlanZone@annapolis.gov, mikepantelides@gmail.com

Dear Mayor, Ms. Broadbent, Members of the Planning Commission,

We the citizens of greater Annapolis implore you to reject the latest Forest Conservation Plan (FCP) submitted December 31st, 2014 for the Crystal Spring development. This latest version is marginally different from the previous version submitted on June 25, 2014. It still will cut down over 43 acres of Priority Forest, a negligible difference from the previous version. We would like to point out that this is still more than half of all the forest on the 111-acre Crystal Spring parcel. Cutting this much forest will lead to habitat fragmentation and increased biological invasion by plants such as Japanese Barberry, Japanese Honeysuckle, Eurasian Bittersweet, Kudzu, Porcelain Berry, and many others. In addition, it will remove from the city a major carbon sink contained in the soils, wood fiber, and in the canopy.

Cutting this much Priority Forest violates that Forest Conservation Act because the developers have not done all that they can to protect the contiguous forest area nor have they demonstrated that the plan cannot be reasonably altered to reduce forest impacts by another 50-75%. This further demonstrates how the development is the wrong size and the wrong type for such an ecologically significant area as Crystal Spring Farm.

On January 4, 2015, an American Woodcock (*Scolopax minor*) was documented on the Crystal Spring property by a staffer from the Cornell Laboratory of Ornithology during the Anne Arundel Bird Club's annual Christmas Bird Count. This is the first record of this species at Crystal Spring in many years. Crystal Spring is the last known habitat on the Annapolis Peninsula for the Woodcock, which require extensive areas of open fields and short second-growth for cover and for their elaborate mating display. If CSF is allowed to be developed with such an extensive project, this species will be wiped out from Annapolis forever.

As we have previously stated, we firmly believe the developers' wetland delineation is deficient, underestimated the amount of wetlands on the property by up to 50%. As a result, according to independent analysis, wetland impacts would potentially exceed thresholds under the Maryland General Permit. As a result, direct non-tidal wetland impacts will still be up to 1.2 acres, a level that exceeds thresholds under the Maryland General Permit (GP).

We ask that DNEP and the Planning Commission reject this FCP because it lacks proper mitigation for the aforementioned impacts.

Mayor Pantelides, once again we will remind you that you campaigned vigorously to stop the project, not to make it slightly smaller. Please stand by your word that you will stop this project.

The developers would have you believe that the City has no authority to stop the project, but the facts are clear. The project would not comply with The Clean Water Act or the Maryland Forest Conservation Act, and as a result the City has the authority and the duty to require serious changes, not incremental ones, in order to come into compliance. It is in the best interest of all Annapolis and Anne Arundel County citizens for you to do this.

--

Ramon Valdez  
ramon@conderinc.com





THIS EMAIL WAS RECEIVED MANY TIMES

Unknown ForestConservationAct <forestconservationact@annapolis.gov>

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## Jan. 30th Public Comment

1 message

Julie Souza <jasouza9@hotmail.com>

Fri, Jan 30, 2015 at 12:19 PM

To: ForestConservationAct@annapolis.gov, mayor@annapolis.gov, mbroadbent@annapolis.gov, PlanZone@annapolis.gov, mikepantelides@gmail.com

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--

Julie Souza  
jasouza9@hotmail.com